143.0	0009	0001.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 761,400 / 761,400
					USE VALUE: 761,400 / 761,400
					ASSESSED: 761,400 / 761,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
101		SCITUATE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NELSON ASHLEY N & EDWARD M
Owner 2:	
Owner 3:	
Street 1:	101 SCITUATE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GREEN THOMAS S & GENEVIEVE Q -
Owner 2:	-
Street 1:	101 SCITUATE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,722 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Wood Shingle Exterior and 1582 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4722.000	312,100		449,300	761,400
Total Card	0.108	312,100		449,300	761,400
Total Parcel	0.108	312,100		449,300	761,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 481.29 | /Parcel: 481.2

Legal Description

User Acct

93302

GIS Ref

GIS Ref

Insp Date

06/08/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 143.0-0009-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	365,800	0	4,722.	449,300	815,100	815,100	Year End Roll	12/18/2019
2019	101	FV	297,800	0	4,722.	421,200	719,000	719,000	Year End Roll	1/3/2019
2018	101	FV	310,300	0	4,722.	348,200	658,500	658,500	Year End Roll	12/20/2017
2017	101	FV	310,300	0	4,722.	320,100	630,400	630,400	Year End Roll	1/3/2017
2016	101	FV	285,600	0	4,722.	292,100	577,700	577,700	Year End	1/4/2016
2015	101	FV	274,100	0	4,722.	286,400	560,500	560,500	Year End Roll	12/11/2014
2014	101	FV	274,100	0	4,722.	266,200	540,300	540,300	Year End Roll	12/16/2013
2013	101	FV	274,100	0	4,722.	253,300	527,400	527,400		12/13/2012

!11159!

PRINT

Date	Time
12/11/20	01:21:39

LAST REV

Date	Time
08/18/20	13:57:53
apro	
11159	

USER DEFINED

Prior Id # 1:	93302
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GREEN THOMAS S	72852-82	1	6/28/2019		765,000	No	No		
CERVASIO RONALD	67154-325		4/27/2016		685,000	No	No		
GARDNER GREGORY	50588-378		1/11/2008		518,700	No	No		
STEEVES MARTHA/	33250-549		7/7/2001		408,800	No	No		
STEEVES MARTHA	27250-192		4/30/1997	Family	1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/9/2003	1045	Redo Kit	36,500	C		G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
6/8/2018	MEAS&NOTICE	BS	Barbara S
6/7/2018	Inspected	CC	Chris C
5/8/2018	MEAS&NOTICE	BS	Barbara S
2/3/2009	Measured	336	PATRIOT
8/9/2005	Fieldrev-Chg	BR	B Rossignol
11/6/2001	MLS	MM	Mary M
5/2/2000	Inspected	276	PATRIOT
11/23/1999	Mailer Sent		
11/11/1999	Measured	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4722		Sq. Ft.	Site		0	80.	1.19	9									449,327						449,300	

Total AC/HA: 0.10840 | Total SF/SM: 4722 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 449,327 | Spl Credit | Total: 449,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	167.046
Other Features:	83750
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	383402
Depreciation:	71313
Depreciated Total:	312089

COMMENTS

PDAS SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1				HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2003
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

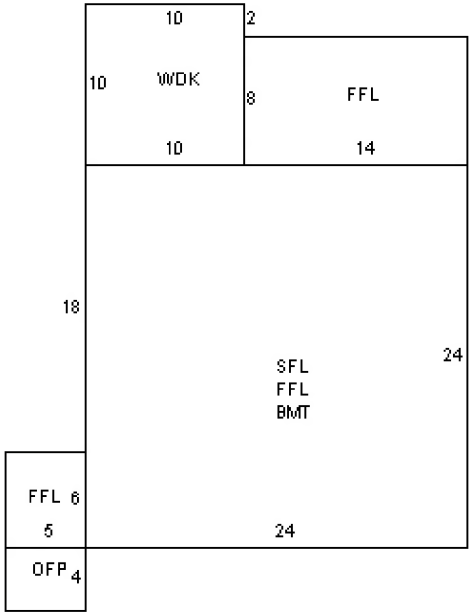
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	183.75
Special Features:	0	Val/Su Net:	156.83
Final Total:	312100	Val/Su SzAd	241.19

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	718	167.050	119,939
BMT	Basement	576	80.180	46,185
SFL	Second Floor	576	167.050	96,218
WDK	Deck	100	15.840	1,584
OFP	Open Porch	20	43.560	871
	Net Sketched Area:	1,990	Total:	264,797
Size Ad	1294	Gross Are	1990	FinArea 1582

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 143.0-0009-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	2010	0.00	T	7.2	101						

More:	N	Total Yard Items:		Total Special Featues:	Total: